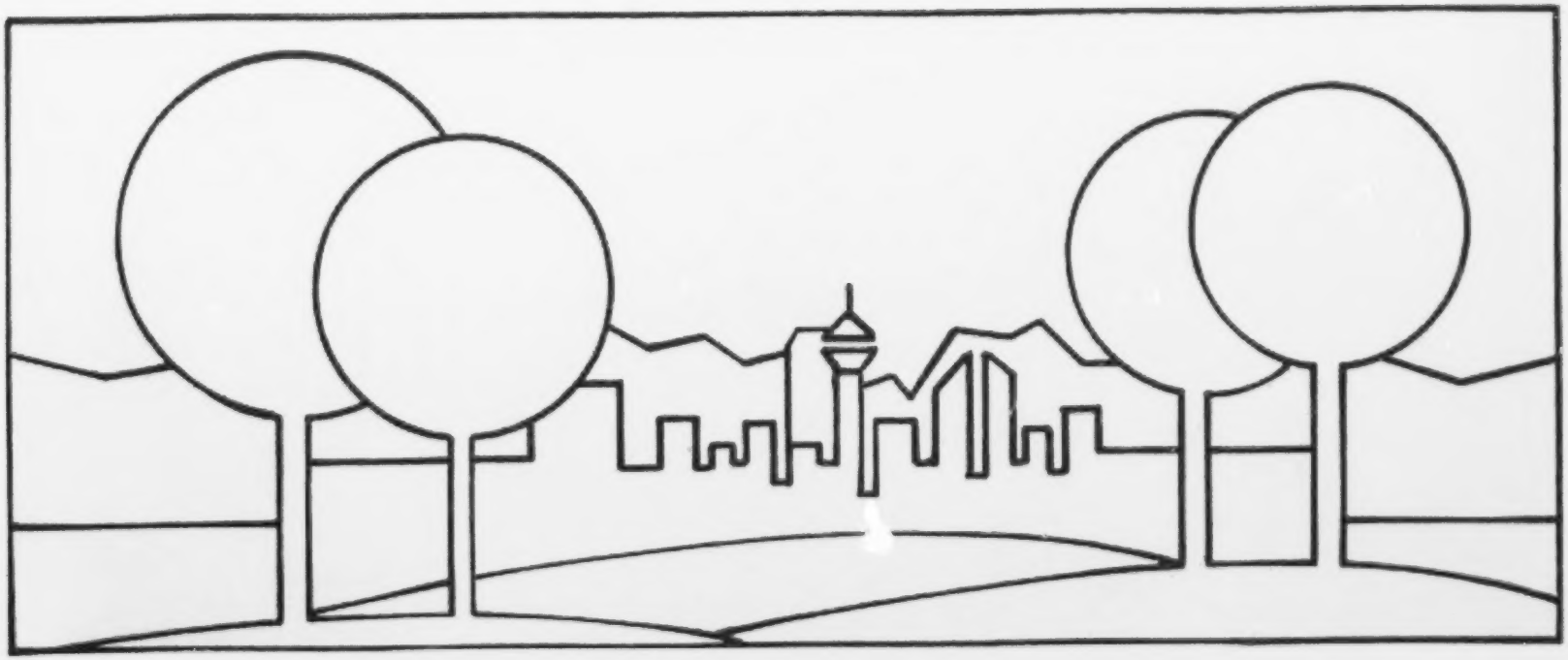

Albert Park/Radisson Heights
AREA REDEVELOPMENT PLAN

THE CITY OF CALGARY
PLANNING & TRANSPORTATION POLICY

104-02892/

OFFICE CONSOLIDATIONS
December 1991, April 2003

The supporting information in this document is not part of the bylaw.
For the purposes of electronic publications the Supporting Information is identified by the footer "Albert Park/Radisson Heights - Supporting Information 1989".

ALBERT PARK/ RADISSON HEIGHTS

Bylaw 15P88
Approved May 1989

Area Redevelopment Plan

THE CITY OF CALGARY
PLANNING & TRANSPORTATION POLICY

NOTE: This office consolidation includes the following amendments:

Amendment	Bylaw	Date	Description
1	18P91	1991 September 9	a. Add text for #5 to Section 2.1.3 b. Add text for #5 to Section 2.1.4 c. Add text for #4 to Section 2.2.2.1 d. Replace Maps 1, 5, 6 (superseded by Bylaw 17P92) 9 & 10
2	17P92	1992 September 7	a. Delete #5 in Section 2.1.3 b. Replace text in 2.2.11 c. Replace text in Section 2.2.2.1 #2 d. Replace text in Section 2.2.3 #8 e. Replace Maps 1, 5 and 6 f. Change "renumerated" to "renumbered" on Maps 9 and 10

Amended portions of the text are printed in italics and the specific amending Bylaw is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

PUBLISHING INFORMATION

TITLE: ALBERT PARK/RADISSON HEIGHTS AREA REDEVELOPMENT PLAN

AUTHOR: LAND USE PLANNING DIVISION

STATUS: APPROVED BY CITY COUNCIL MAY 8, 1989, BYLAW 15P88

PRINTING DATE: APRIL 2003, OFFICE CONSOLIDATION

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ALBERT PARK/RADISSON HEIGHTS AREA REDEVELOPMENT PLAN

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PREFACE

Area Redevelopment Plans (A.R.P.s) are planning documents, adopted by By-law, which outline a comprehensive program of land use and transportation policies and other planning proposals that help to determine and guide the future development of individual communities within the city. As such, an A.R.P. is intended to supplement the Land Use By-law by providing a local policy context and, where appropriate, specific land use and development guidelines for use by the Approving Authority. While the districts under the Land Use By-law apply uniformly throughout the city, an A.R.P. provides a community perspective to the existing land use districts as well as to proposed redesignations of specific sites within a community.

The expected life of the Albert Park/Radisson Heights A.R.P. is ten to fifteen years. This may vary in relation to general growth trends within the city or to specific trends in Albert Park/Radisson Heights. It may be necessary, therefore, to evaluate the Plan's effectiveness in meeting its objectives within approximately five years of its approval.

Finally, it should be noted that municipal public facilities and improvements proposed or recommended in the Albert Park/ Radisson Heights Area Redevelopment Plan and Supporting Information (e.g. pathways, community recreational facilities) are subject to the City's capital budget priorities and approval process.

1.0 INTRODUCTION

1.1 Study Boundaries

The boundaries of the Albert Park/Radisson Heights Area Redevelopment Plan (A.R.P.), illustrated on Map 2, are:

North:	Memorial Drive E.
East:	36 Street S.E.
South:	17 Avenue S.E.
West:	Barlow Trail S.E.

The A.R.P. study area encompasses approximately 175 gross hectares (432 gross acres).

1.2 Context

Albert Park/Radisson Heights is located to the east of the Downtown and inner city and is separated from them by the Bow River and Deerfoot Trail. It has a population of approximately 6,400 people.

This community enjoys ample open space, is well provided with public and separate schools, has good access to shopping and city-wide transportation routes, and has views of the Bow River Valley, the Downtown and the mountains. However, like many communities close to Downtown, it suffers from a number of problems such as shortcutting of non-local traffic, residential infill development that is insensitive to the block or the community at large, and inconsistent property maintenance.

Since this community became part of the City of Calgary as part of the 1961 annexation, there has been considerable residential development in Calgary. For example, adjacent newer communities like Dover, Penbrooke Meadows, Forest Heights and Marlborough were developed during this period. Within the community, Radisson Heights and Radcliffe Village were developed during this era too. As well, the two older areas of Albert Park/ Radisson Heights, developed between 1912 and 1950 have undergone redevelopment to semi-detached and duplex dwellings. This has resulted in a decline in the number of resident homeowners in the community.

At a Public Hearing in 1975, City Council approved the Forest Lawn Design Brief outlining land use, transportation and open space policies for a number of East Calgary communities including Albert Park/ Radisson Heights. The conservation and stabilization policies proposed in the Design Brief are further encouraged through this A.R.P.

Major developments adjacent to the community since 1975 (e.g. industrial expansion to the north and further city growth in the northeast) have had impacts on the area which this A.R.P. addresses.

MAP 1 | ALBERT PARK/ RADISSON HEIGHTS

TITLE:

ACTION PLAN EXECUTIVE SUMMARY

LEGEND

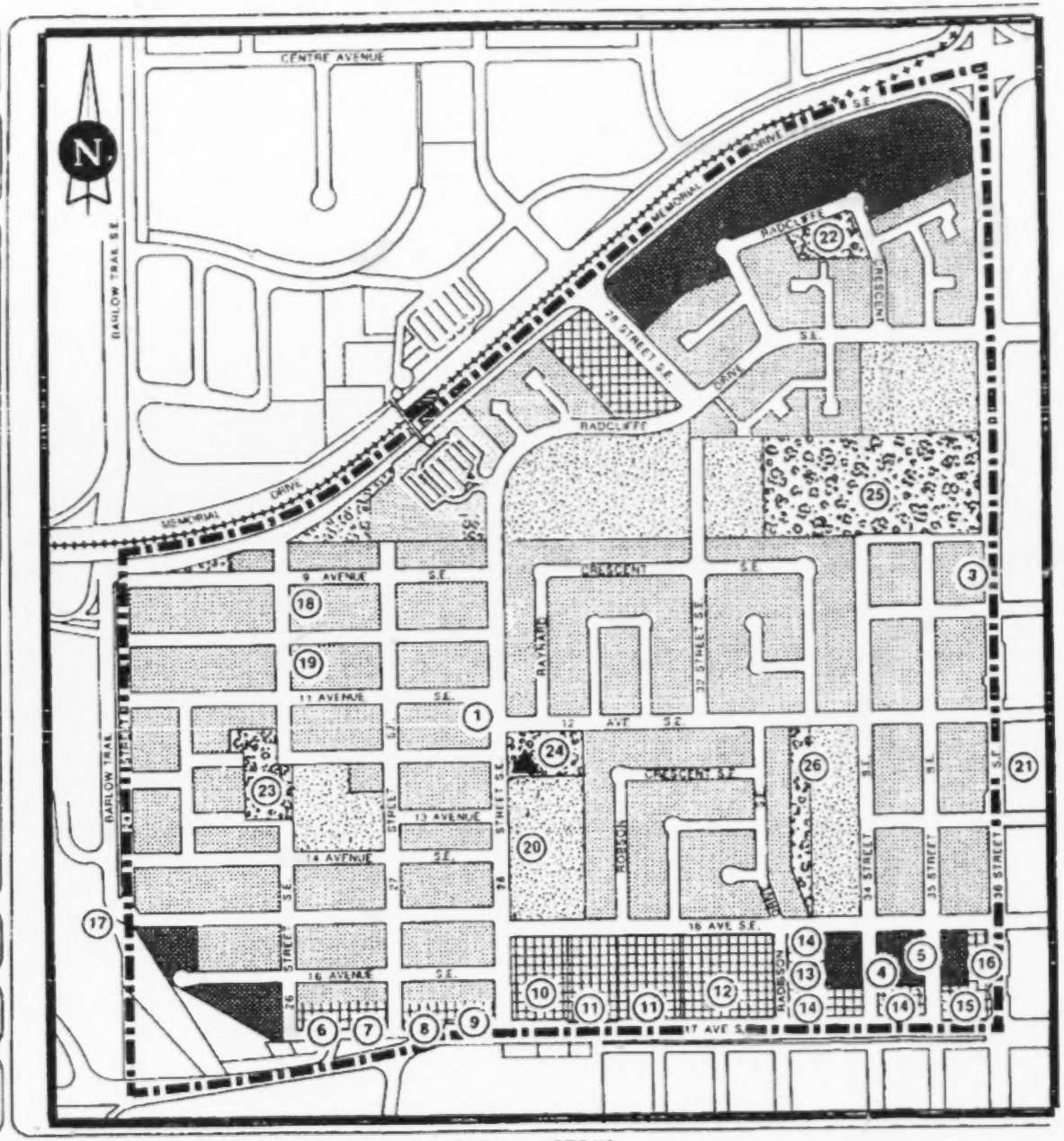
- LOW DESITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- SCHOOL
- OPEN SPACE, PARK, SCHOOL OR COMMUNITY FACILITY
- PARK 'N RIDE
- COMMUNITY HALL
- LRT ALIGNMENT & STATION
- STUDY AREA BOUNDARY

Approved: 15P88
Amended: 18P91, 17P92

DATE: **17P92**

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 1/4 mile
0 400 meters



[A new site was added. Remainder of sites on maps 1,5,6,9 and 10 were renumbered (Bylaw 18P91)]

Low Density Residential

- Retain the existing land use designations (R-1, R-2 and R-2A).
- Encourage compatible infill developments with the use of approved residential infill guidelines
- Improve the existing low density residential areas with community identification and clean up programs.
- Redesignate select sites to more appropriate land use districts. (Sites 1-5, Map 5)

Medium Density Residential

- Establish residential/ commercial land use boundary. (Map 4)
- Retain existing medium density, low profile apartment projects
- Encourage compatible multi-residential developments in existing underdeveloped RM-4 sites.
- Discourage multi-residential expansion into low density areas.

Community Identification

- The community to design and implement special features such as signage, bus shelters, garbage receptacles, etc.

Local Commercial

- Retain the existing local commercial uses.
- Discourage commercial expansion into residential areas.
- Encourage compatible commercial development.
- Redesignate the RM-4 on 36 Street to DC (C-1) (Site 16, Map 6).

General Commercial

- Retain the existing commercial uses.
- Reduce the height of commercial developments by redesignating C-3 to C-3(23), C-3(27) and DC. (Sites 6, 7, 11, 13, 14and 15, Map 6)
- Restrict the commercial uses where transportation constraints exist. (Sites 8 and 9, Map 6)
- Redesignate the Forest Lawn and Co-op Shopping Centres from DC and C-3 to C-5. (Sites 10 and 12, Map 6)

Transportation

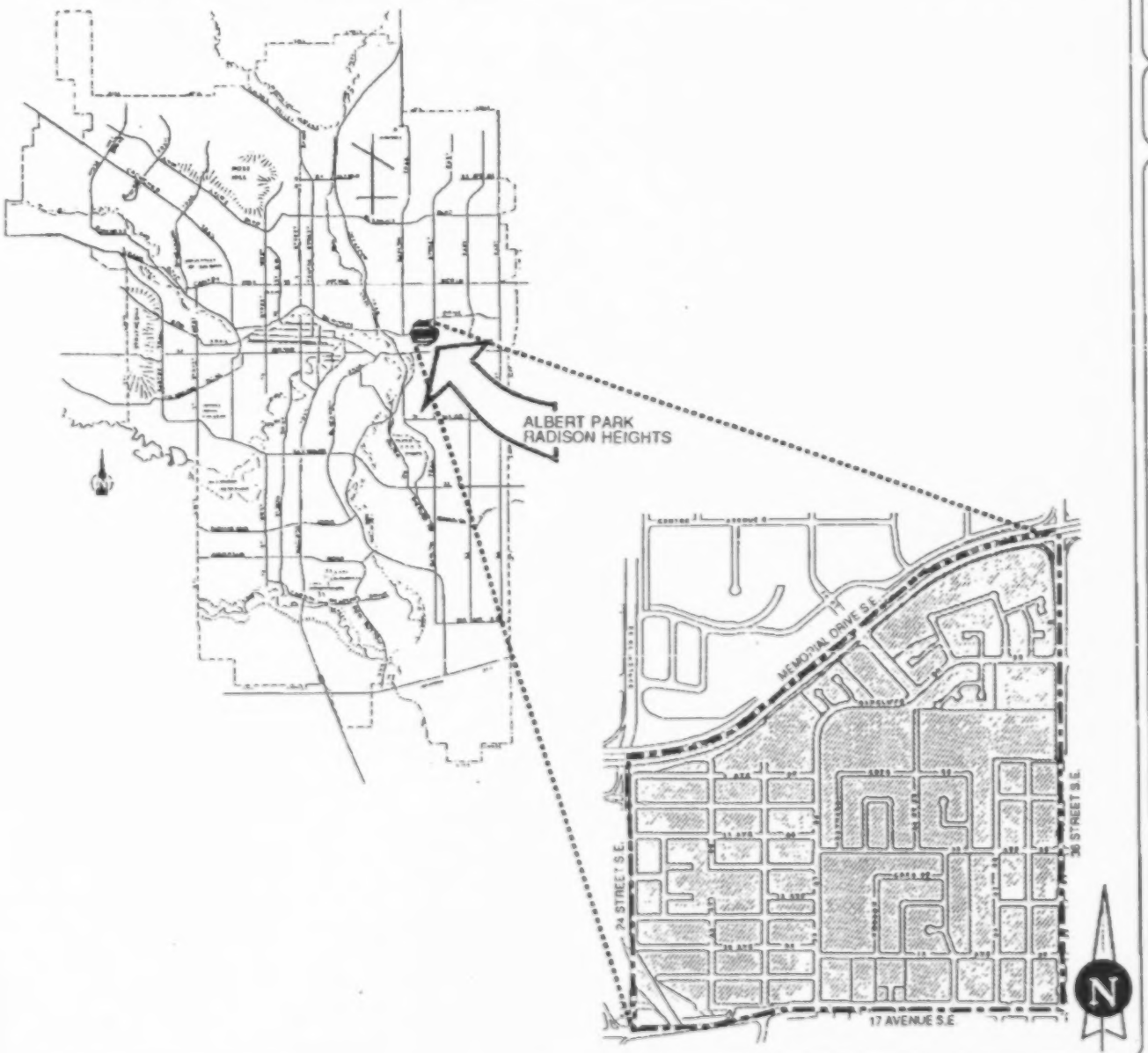
- Discourage shortcutting traffic from using residential streets by:
  - improving traffic flow on the major street system, i.e. removing parking on 36 Street S.E. during peak hours (Site 21, Map 9) and coordinating traffic signal operation;
  - installing selective traffic reduction measures on internal community streets. (Sites 17 and 20, Map 9)
- Extend the bikeway system. (Site 18, Map 9)
- Reduce the parking in the 2700 block of 11 Avenue. (Site 19, Map 9)

Social Programs

- Establish social programs for single parents, seniors and youth.

Park Improvements

- Retain and upgrade the existing open space with mini-parks and landscaping. (Sites 22-26, Map 10)



ALBERT PARK/ RADISSON HEIGHTS

MAP 2

TITLE:

STUDY AREA

LEGEND

STUDY AREA BOUNDARY

DATE:

MAY 1989

THE CITY OF CALGARY

1/4 mile

0

400 meters

1.3 Goals

The goals of the Albert Park/Radisson Heights A.R.P. are:

1. To implement the policies of the Calgary General Municipal Plan and other relevant Council policies which pertain to the study area.

2. To encourage land use stability through:

   - the preservation and rehabilitation of the existing low density residential dwellings;

   - improving the interface between residential and commercial land uses.

3. To improve the quality and type of recreational and open space facilities and to ensure that these amenities adequately meet the needs of the existing and future population in the area.

4. To reduce the shortcutting of non-local traffic on non-residential streets.

5. To assess social issues and to recommend any necessary initiatives.

Map 3 RESIDENTIAL CHARACTER AREAS

2.0 LAND USE AND DEVELOPMENT

2.1 Residential

2.1.1 Context

Albert Park/Radisson Heights is primarily a low density residential community, characterized by single-detached (single family), semi-detached duplex and townhouse dwelling units. As well, medium density apartment development exists on the edge of the community and close to major traffic routes.

2.1.1.1 Low Density Residential Character Areas

There are four distinct low density residential areas in the community (Map 3), that are identified by different periods of development, different zoning and different land use issues.

- Area 1 (West of 28 Street)

  This part of the community is the location of the original subdivision developed on a grid system of streets. This area includes single family dwellings constructed between 1911-13, bungalows and duplexes of the 1960's and small lot infill development of the 1970's and 1980's. Most of the structures are developed on 50 foot parcels. It has a varying topography which allows for views to the south and to the west.

  Specific issues in Area 1:

  - Two structures (an older church building and hall) located at 1237 - 28 Street S.E. (Site 1, Map 5) were originally used as the Albert Park Mission School. This use was changed with the redesignation of the site from R-2 to DC (for a private club) in June 1971. The club use has now been replaced by a church use which is not allowed under the DC district.

  - During the last few years, similar to other inner city communities, the R-2 sections of Albert Park/Radisson Heights have experienced the subdivision of 50 foot lots into two 25 foot lots and the development of single detached infill housing on these lots. Some of these developments have been constructed without respect for the existing developments on the block.

- Area 2 (between 34 and 36 Streets a 10 and 16 Avenues)

  Subdivided in 1908, this area is characterized by a mix of dwelling units constructed between 1912 and the present. It also has a grid street system. Like Area 1, it consists of lots with 50 by 125 foot residential lots. Property maintenance is generally good except on 36 Street where some decline is evident.

Specific issues in Area 2:

- While most of 36 Street S.E. is designated (zoned) R-2 and contains a large percentage of duplex dwellings, a small portion of land along the west side of 36 Street currently zoned R-1, contains a mix of duplex and fourplex dwelling units (Site 3, Map 5). As a result, the existing R-1 land use designation is not appropriate.

- Concerns relating to infill housing on small lots noted in Area 1 above, also apply to this area.

- Area 3 (between 28 and 34 Streets)

  This part of the community, developed in the 1960's, utilizes a street system of crescents and cul-de-sacs and consists primarily of single family dwellings. It was subdivided into 50 by 120 foot residential lots and has well maintained properties and mature vegetation.

  Specific issues in Area 3:

  - A portion of this area bounded by 28 Street and Raynard Crescent S.E. (Site 2, Map 5) is designated R-2 and RM-4 and is developed with single-detached, duplex, fourplex and townhouse dwellings that are relatively well maintained. The present designations are not considered suitable for this location due to the predominance of single and two family dwellings in this area.

- Area 4 (Northern Part of the Com Centered Around Radcliffe Drive)

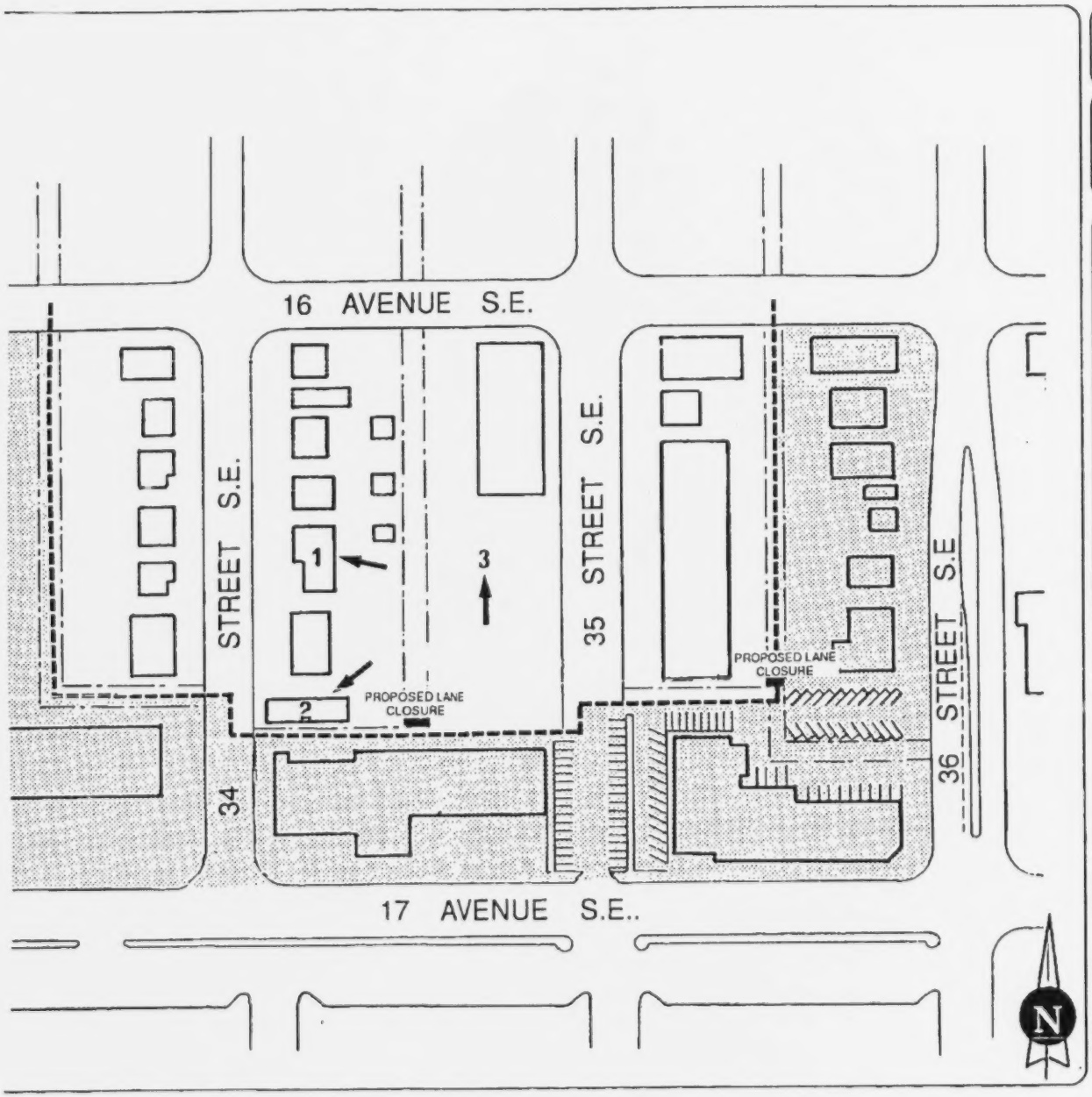
  Developed in the late 1970's, this area utilizes a street system of crescents and cul-de-sacs and has a wide range of dwelling units including single-detached dwellings, duplexes, townhouses and apartments. While it is newer and generally well maintained, there are some initial signs of deterioration, lack of vegetation and insufficient property maintenance.

2.1.1.2 Medium Density Residential (Apartments)

Medium density apartment developments exist on the edge of the community and close to major traffic routes (Map 3). Two of these apartment developments, one of which is located adjacent to Memorial Drive and the other located on 16 Avenue and 26 Street S.E. are designated DC (Direct Control) for apartment uses. A third apartment area in the vicinity of 35 Street S.E. is designated RM-4, which allows a maximum density of 148 units per hectare (60 units per acre).

Specific issues in the apartment area surrounding 35 Street S.E. (Map 4 and Site 4, Map 5).

- There are commercial uses within this area. These uses include a bicycle repair shop (1728 - 34 Street) designated C-1, an office located in the residential dwelling (1718 - 34 Street) designated DC for professional non-medical office uses and a vacant parcel (1715-1735 - 35 Street) designated RM-4, that is used as a



ALBERT PARK/ RADISSON HEIGHTS

MAP 4

TITLE:

COMMERCIAL/ RESIDENTIAL BOUNDARY

LEGEND

- RESIDENTIAL/ COMMERCIAL BOUNDARY
- COMMERCIAL
- 1 RESIDENTIAL DWELLING DESIGNATED DC FOR PROFESSIONAL NON - MEDICAL OFFICE USES
- 2 BICYCLE SHOP DESIGNATED C-1
- 3 VACANT LOT USED AS SURFACE PARKING FOR 17 AVENUE INN (HOTEL)

DATE:

MAY 1989

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 100 200
0 30m. 60 meters

surface parking lot for an adjacent hotel. While these uses were once considered suitable, a renewed interest in stabilizing this residential area now makes them an undesirable intrusion.

2.1.2 Objectives

To stabilize and improve the existing residential character of the community by:

1. correcting inconsistencies between existing land uses and land use district designations;

2. encouraging a compatible relationship between existing dwellings and infill development by means of residential infill guidelines;

3. discouraging commercial uses from intruding into the residential sectors of the community.

2.1.3 Policy

1. A low density residential policy is retained that permits single family, duplex, semi-detached and townhouse dwellings for all areas currently designated R-1, R-2A and R-2 (excepting Site #3, Map 5).

2. A medium density apartment policy permitting densities to a maximum of 148 units per hectare (60 units per acre) continues to be appropriate between 16 and 17 Avenues east of Radisson Drive and on the existing sites on the periphery of the community.

3. Existing DC sites are recognized except for Site 2, Map 5 (1327 - 28 Street S.E.).

4. A boundary is established between the residential and commercial uses utilizing the north-south lanes in the 3400 and 3600 Blocks and the east-west lane in the 3500 Block north of 17 Avenue (as shown on Map 4). Non-residential uses should not be located inside this boundary, with the exception of the existing bicycle repair shop at 1728 - 35 Street and the vacant lot at 1715, 1719, 1723 and 1735 - 35 Street S.E. (which has been used as a parking lot for the adjacent hotel since prior to the annexation of Forest Lawn to the City of Calgary).

5. *Amended by* **Bylaw 18P91**
   Deleted by **Bylaw 17P92**

ALBERT PARK/ RADISSON HEIGHTS

MAP 5

TITLE:

RESIDENTIAL SITES REQUIRING IMPLEMENTATION ACTION

LEGEND

- STUDY AREA BOUNDARY
- OPEN SPACE
- SCHOOL
- 1 DC TO R-2
- 2 RM-4 AND R-2 TO R-1, R-2 AND DC (RM-4/75)
- 3 R-1 TO R-2
- 4 C-1 TO DC (RM-4 AND THE EXISTING BICYCLE SHOP)
- 5 RM -4 TO DC (RM-4 AND PARKING FOR THE HOTEL)
- * UNDER POLICY REVIEW

Approved: 15P88
Amended: 18P91, 17P92

DATE: **17P92**

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

1/4 mile
0
400 meters

9

[A new site has been added. Remainder of sites on maps 1, 5, 6, 9 and 10 were renumbered (Bylaw 18P91)]

2.1.4 Implementation

To implement the residential land use policies, the following actions are required and where applicable, guidelines as noted shall be considered in reviewing development applications (see Map 5 for sites listed on Chart).

SITE	EXISTING DESIGN.	LAND USE POLICY	ACTION REQUIRED	DEVELOPMENT GUIDELINES
1	DC (for a private club)	Low Density Conservation/ Infill	This site should be redesignated to R-2 Residential Low Density District, which is in conformity with the surrounding land use district and permits a church use.	The Single-Detached Infill Housing Guidelines for Established Communities (November, 1987) shall be considered.
2	RM-4 and R-2	Low Density Conservation/ Infill and Medium Density (for existing fourplex and townhouse dwelling units)	The lots with existing single-detached dwellings should be redesignated from R-2 and RM-4 to R-1. The lots with semi-detached dwellings shall be redesignated from RM-4 to R-2. Those parcels with three four-plex dwelling units and two five unit townhouse developments should be redesignated from RM-4 to DC for those uses that exist at the time of the passage of this A.R.P. By-law and subject to the following guidelines: <u>Land Use</u> The land use shall be for fourplex dwelling units on lots with existing fourplex dwelling units (728, 732 and 736 Raynard Crescent) and for five unit townhouses on lots with existing five unit townhouses (716 and 724 Raynard Crescent).	For R-2 sites, the Single-Detached Infill Housing Guidelines for Established Communities (March, 1988) shall be considered. The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-4/75 (Residential Medium Density Multi-Dwelling District) shall apply unless otherwise noted below: a) Height The maximum height allowed is 10 metres (33 feet).
3	R-1	Low Density Conservation/ Infill	This block should be redesignated to R-2 Low Residential Low Density District.	The Single-Detached Infill Housing Guidelines for Established Communities (March, 1988) shall be considered.

SITE	EXISTING DESIGN.	LAND USE POLICY	ACTION REQUIRED	DEVELOPMENT GUIDELINES
All Other R-2 Sites	R-2	Low Density Conservation/ Infill	Existing land use designation shall be retained.	The Single-Detached Infill Housing Guidelines for Established Communities (March, 1988) shall be considered.
4	C-1	Medium Density Residential (and the existing bicycle shop)	Site should be redesignated to DC (RM-4) for a variety of dwelling types from single family to apartments as well as the existing use (bicycle shop).	1. The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-4 shall apply. 2. Provision of a landscape plan that: a) retains existing mature vegetation wherever possible; b) utilizes berming or raised planting beds in combination with trees, shrubs and fences to screen surface parking and private amenity areas. 3. Provision of a building and site design that: a) has a scale, mass and height that does not adversely affect adjacent conservation/ infill development, and which allows adequate sunlight penetration to adjacent development; b) contains building finishing materials, colour, design detail, facade articulation and rooflines which respect the character of adjacent buildings; c) ensures enclosure or adequate screening of mechanical ventilating and plant equipment. 4. Provision of .15 visitor parking spaces per dwelling unit in addition to minimum parking requirements of the Land Use By-law. 5. Provision of signage which clearly identifies access to, and location of, visitor parking. 6. Relaxations of front yards are discouraged.

SITE	EXISTING DESIGN.	LAND USE POLICY	ACTION REQUIRED
All RM-4 Sites	RM-4	Medium Density Residential	Existing land use designation shall be retained.

DEVELOPMENT GUIDELINES

1. Provision of a landscape plan that:
   a) retains existing mature vegetation wherever possible;
   b) utilizes berming or raised planting beds in combination with trees, shrubs and fences to screen surface parking and private amenity areas.
2. Provision of a building and site design that:
   a) has a scale, mass and height that does not adversely affect adjacent conservation/infill development, and which allows adequate sunlight penetration to adjacent development;
   b) contains building finishing materials, colour, design detail, facade articulation and rooflines which respect the character of adjacent buildings;
   c) ensures enclosure or adequate screening of mechanical ventilating and plant equipment.
3. A variety of housing types.
4. Provision of .15 visitor parking spaces per dwelling unit in addition to minimum parking requirements of the Land Use By-law.
5. Provision of signage which clearly identifies access to, and location of, visitor parking.
6. Relaxations of front yards are discouraged.

SITE	EXISTING DESIGN.	LAND USE POLICY	ACTION REQUIRED
5	RM-4	Medium Density Residential [and parking for the adjacent hotel (3620 - 17 Avenue S.E.)]	Site should be redesignated to DC (RM-4) for a variety of dwelling types from single family to apartments as well as parking for the adjacent hotel.

DEVELOPMENT GUIDELINES

1. The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-4 shall apply.

2. Provision of a landscape plan that:

   a) retains existing mature vegetation wherever possible;
   b) utilizes berming or raised planting beds in combination with trees, shrubs and fences to screen surface parking and private amenity areas.

3. Provision of a building and site design that:

   a) has a scale, mass and height that does not adversely affect adjacent conservation/ infill development, and which allows adequate sunlight penetration to adjacent development;
   b) contains building finishing materials, colour, design detail, facade articulation and rooflines which respect the character of adjacent buildings;
   c) ensures enclosure or adequate screening of mechanical ventilating and plant equipment.

4. Provision of .15 visitor parking spaces per dwelling unit in addition to minimum parking requirements of the Land Use By-law.

5. Provision of signage which clearly identifies access to, and location of, visitor parking.

6. Relaxations of front yards are discouraged.

Bylaw 18P91

2.2 Commercial

Introduction

Commercial land uses are currently located on 17 Avenue S.E., Radisson Drive, and the west side of 28 Street S.E. adjacent to Memorial Drive as shown on Map 6. Three commercial categories: local commercial, general commercial and shopping centre commercial, are appropriate for the community.

2.2.1 Context

2.2.1.1 Local Commercial

The local commercial areas are generally intended to provide for goods and services catering to the needs of the immediate area. Typical uses would include banks, dry cleaners, hardware stores, small offices and shops, restaurants, retail food stores and some automotive services.

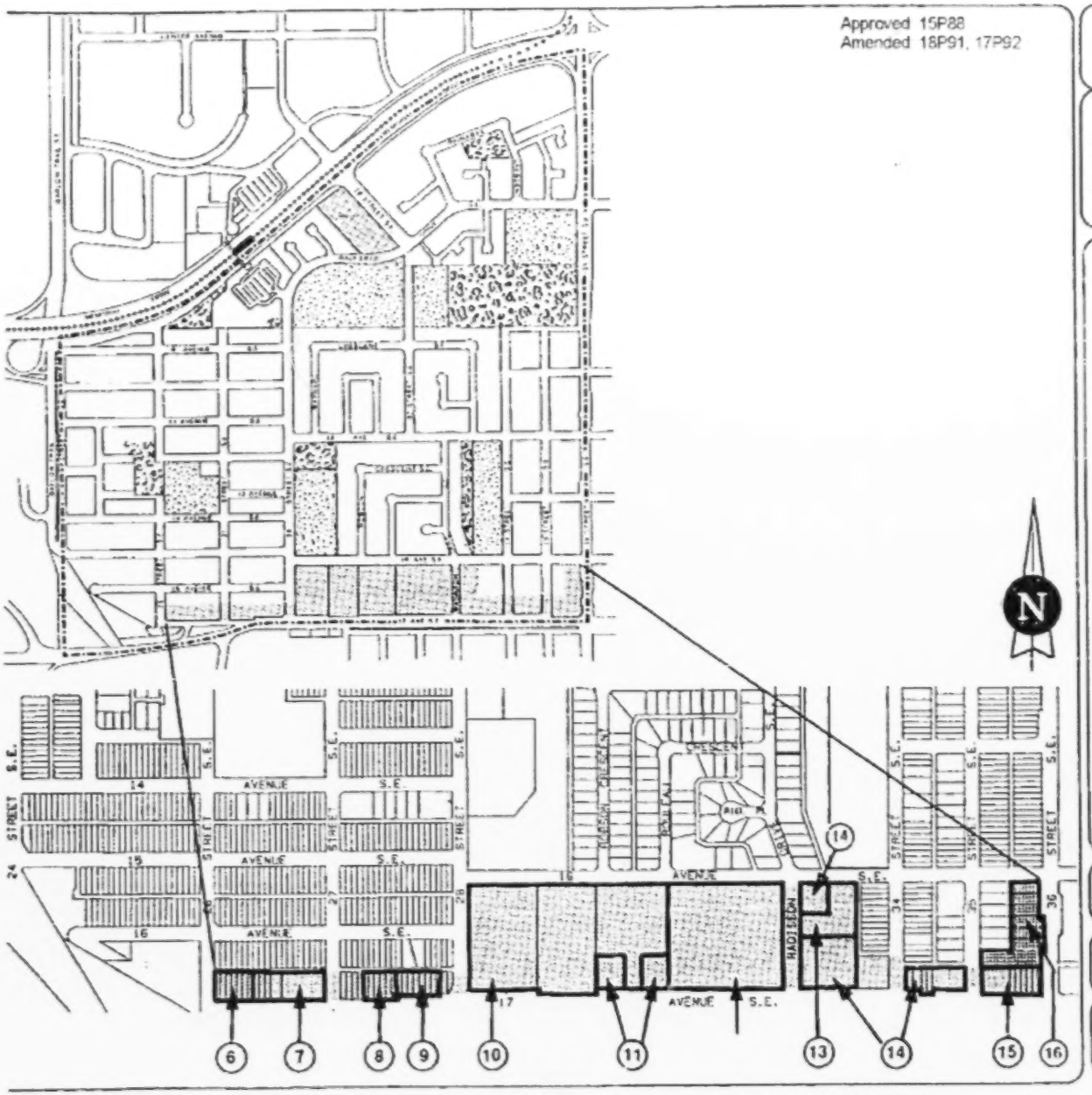
- Specific Local Commercial Issues

  - The 2800 Block - 17 Avenue S.E. consists of a locker plant, designated DC for this specific use, twelve (12) vacant lots designated R-2 and C-1 (Sites 7 and 8, Map 6) and a one storey take out food restaurant designated C-1. *There are also operational and safety problems associated with this block because this section of the roadway functions like a ramp off 17 Avenue S.E.* 17 Avenue S.E. between 26 and 28 Streets was the location of the original 17 Avenue road. According to a recent Transportation Department road capacity analysis for 17 Avenue west of 28 Street, there is minimal capacity left for new development. At the same time, it is inappropriate to leave the R-2 lots designated as such on the very busy 17 Avenue S.E. thoroughfare. **Bylaw 17P92**

  - The properties on 36 Street between 16 Avenue and the lane north of 17 Avenue S.E. (Site 15, Map 6) are designated RM-4 but have a transition policy where local commercial and medium density residential land uses are considered suitable (Forest Lawn Design Brief - 1976). These properties are currently occupied by single-detached and fourplex dwellings as well as two single storey retail outlets. The location of these properties, adjacent to C-3 commercial uses, has discouraged their redevelopment to higher density residential uses.

2.2.1.2 Local Commercial Objective

1. To establish more suitable land uses for parcels located on major traffic corridors provided impacts on the residential area can be minimized.



[A new site 5 was added. Remainder of sites on maps 1,5,6,9 and 10 were renumbered (Bylaw 18P91)]

2.2.1.3 General Commercial

The general commercial area is intended to provide for a wide variety of goods and services which cater to the needs of a broad population base on a quadrant or city-wide basis. Typical uses would include specialty shops and services and office/ retail uses. Mixed use development, including residential uses, are also acceptable.

The general commercial policy is applicable to the majority of the 17 Avenue frontage. This permits a range of retail, office and mixed use (residential and commercial) development along 17 Avenue S.E. between 26 Street S.E. and 27 Street S.E., in the 3200 Block S.E. (Block 3, Plan 731019) and between 34 Street S.E. and 36 Street S.E.

General Commercial Issues:

- For Sites 6, 10 and 13, Map 6, the height allowed under a general commercial (C-3) designation, has a negative impact on the adjacent low density residential areas. It permits developments to a maximum height of 46 metres/ 150 feet as compared to the 10 metres/30 feet for the abutting residential.

- An office building located at 2710 - 17 Avenue S.E. (Site 6, Map5) has been developed under C-3. It is 25 metres (approximately 83 feet) in height and impacts the adjacent low density residential area to the north.

- A mixed use development that consists of an apartment with office and retail at-grade, known as Radisson Place (1710 Radisson Drive S.E.), was built under the C-3 (Site 13, Map 6). It is 33 metres (108 feet) and impacts the low density residential to the north.

- The 17 Avenue Inn located at 3608 - 17 Avenue S.E. (Site 14, Map 6) is situated on lands designated both commercial and residential. This hotel, formerly known as the Forest Lawn Hotel, was in existence on this site prior to the annexation of the Forest Lawn area to the City of Calgary in 1961. The residential land use designation on Lots 7, 8 and 40 for the northern portion of the hotel site, is inappropriate for the hotel use. It is proposed to redesignate it to an appropriate commercial land use district.

2.2.1.4 General Commercial Objectives

1. To ensure that commercial development is as compatible as possible with surrounding land uses.

2. To correct inconsistencies between existing land uses and existing land use designations.

3. To reduce the potential impacts related to loss of sunlight and privacy that commercial developments, if developed to their maximum height, could have on the adjoining low density residential areas.

2.2.1.5 Shopping Centre Commercial Uses

The Forest Lane Shopping Centre (3012 - 17 Avenue S.E.) and the Co-op Shopping Centre (3330 - 17 Avenue S.E.) are designated C-3 (General Commercial) and DC C-1 (Local Commercial) but function as community (sector) shopping centres (Sites 9 and 11 on Map 6).

Community (sector) shopping centres are intended to provide for a wide variety of retail goods and services on large sites. As well, these sites are to be located on major traffic corridors. Sector shopping centres are generally classified C-5.

2.2.1.6 Shopping Centre Commercial Objective

1. To bring the present land use designations more in conformity with existing land use.

2.2.2 Policy

2.2.2.1 Local Commercial Policy

1. A local commercial policy which provides goods and services for the needs of surrounding neighbourhoods using the C-1 designation, is reaffirmed for certain portions of the community.

2. *A transition policy encouraging restricted local commercial land uses will be applied to the Lots 25-40 in the 2800 Block on 17 Avenue S.E. currently zoned DC, R-2 and C-1.*
Bylaw 17P92

3. A transition policy encouraging restricted local commercial land uses will be applied to the Lots # 9 to 14 currently designated RM-4 and fronting on 36 Street between the lane north of 17 Avenue and 16 Avenue.

4. *The commercial property located 2826 and 2828 - 17 Avenue S.E. is as "Under Policy Review" (as show on Map 6).* **Bylaw 18P91**

2.2.2.2 General Commercial Policy

1. A general commercial policy utilizing the C-3(23) and C-3(27) designations will be applied to the 17 Avenue S.E. commercial areas between 26 and 27 Streets S.E., the 3200 Block S.E. and between 34 and 36 Streets S.E. This policy is intended to provide for a wide variety of goods and services which cater to the needs of a broad population base on a quadrant or city-wide basis. Typical uses can include specialty shops and services, office/retail uses and mixed use developments which can include residential.

2.2.2.3 Shopping Centre Commercial Policy

1. The land use policy for the Forest Lane and the Co-op Shopping Centres will be changed from DC and general commercial to shopping centre commercial. The intent of this policy is to provide for a wide variety of goods and services on a comprehensive basis to communities on a city-wide basis. It will utilize the C-5 designation, since it meets the community shopping centre land use rules.

2.2.2.4 The existing Direct Control (DC) land use districts are recognized.

2.2.3 Implementation

To implement the commercial land use policies, the following actions are required and, where applicable, guidelines as noted shall be considered in reviewing development applications (see Map 6).

SITE	EXISTING DESIGN.	LAND USE POLICY	ACTION REQUIRED	DEVELOPMENT GUIDELINES
6	C-3	General Commercial	That portion of the site with the existing office building should be redesignated to C-3(27). The balance of the site should be redesignated to C-3(23). Both redesignations will reduce the loss of sunlight and privacy on the residential area to the north.	1. The following is to be encouraged: a) Provisions of underground parking. b) Access to parking and loading areas from paved laneways. c) Building design to ensure a reasonable transition in building mass to adjacent residential areas while maximizing residential privacy. 2. Where new development includes retail at-grade, the following is to be encouraged: a) Design features such as: clear glazing for store front windows, weather protection, arcades, and canopies. b) Landscaped parking islands.
7,11, 14	C-3	General Commercial	These sites should be redesignated to C-3(23) to reduce the loss of sunlight and privacy on the residential area to the north.	- Same as Site 6.

SITE	EXISTING DESIGN.	LAND USE POLICY	ACTION REQUIRED	DEVELOPMENT GUIDELINES
8	R-2	Local Commercial	*"The site sould be redesignated to DC for local commercial uses. There are operational and safety problems associated with the site because this section of roadway in effect functions like a ramp off 17 Avenue S.E. Accordingly, the uses should be low traffic generators. Examples of acceptable uses are essential public services, parks and playgorunds, personal service businesses, retail stores, offices, veterinary clinics, child care facilities, commercial schools, dwelling units (on the second floor only), home occupations, parking areas, public and quasi-public buildings, signs and a grocery store.* *Examples of unacceptable uses are automotive oriented uses, restaurants, financial institutions, and medical clinics. In view of these concerns, each development proposal should be evaluated on a site specific basis."*	The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-1 (Local Commercial) contained in Section 35 shall apply unless otherwise noted below: a) Lane Access Vehicular access to and from the commercial properties to the lane shall be prohibited. b) Access Vehicular access to the site will be restricted to right turns in and out only along 17 Avenue S.E. *If Sites 8 and 9 are developed jointly a mutual access agreement should be encouraged. This common driveway should be located in the vicinity of Lots 36 and 37, Block 23, Plan 4946T.* *If Sites 8 and 9 are developed independently, access to Site 9 is restricted to right turns in and out only and the access must be located at the easterly boundary of Lot 26, Block 23, Plan 4946T.* *c) Joint common use of parking areas is to be encouraged, however, the total number of parking stalls in accordance with Bylaw 2P80 should not be relaxed.* *d) In addition, off-site parking relaxations are not encouraged as there is a lack of on-street parking in the area.* **Bylaw 17P92**
9	C-1	Local Commercial	The site should be redesignated to DC for community-oriented low traffic generator type commercial uses (similar for Site 8 above).	Development Guidelines as in Site 8.

SITE	EXISTING DESIGN.	LAND USE POLICY	PROPOSED DESIGNATION/ IMPLEMENTATION	DEVELOPMENT GUIDELINES
10	DC (C-1) and C-3	Local and General Commercial	This site should be redesignated to C-5 (Shopping Centre Commercial District) to bring the land use designation more in conformity with the existing use and to limit the loss of sunlight and privacy to the residential area to the north, that could occur if this site were developed to its maximum height of 46 metres (150 feet) under the C-3 designation.	
12	C-3	Shopping Centre Commercial	The C-3 site should be redesignated to C-5 (Shopping Centre Commercial District) to bring the land use designation more in conformity with the existing use and to limit the loss of sunlight and privacy to the residential area to the north, that could occur if this site were developed to its maximum height of 46 metres (150 feet) under the C-3 designation.	
13	C-3	General Commercial	This site should be redesignated to DC (C-3[33]) to reduce the loss of sunlight and privacy on the residential area to the north. <u>Land Use</u> The permitted and discretionary uses of the C-3 (General Commercial District) shall be permitted and discretionary uses.	The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-3 District shall apply unless otherwise noted below: a) Height The maximum height shall be 33 metres (108 feet).
15	RM-4 and C-3	General Commercial	The C-3 site should be redesignated to DC (C-3) in which an hotel use has a maximum height of 33 metres, and all other uses listed in the C-3 (General Commercial) District have a maximum height of 23 metres. The purpose is to limit the loss of sunlight and privacy to the north.	The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-3 (General Commercial) District contained in Section 37, shall apply unless otherwise noted below:

SITE	EXISTING DESIGN.	LAND USE POLICY	PROPOSED DESIGNATION/ IMPLEMENTATION	DEVELOPMENT GUIDELINES
15(cont'd)			No implementation action is required at this time for the sites to the north designated RM-4. The existing designation is acknowledged for now. A transition policy is recommended to permit land use redesignations to either DC [C-3(33)] or[C-3(23)] as outlined above.	a) General Commercial To reduce potential overshadowing and loss of privacy on properties to the north, the maximum height of all structures shall be 23 metres (75 feet) for all land uses with the exception of hotels as provided in Section b) below: b) Hotels To reduce the overshadowing and loss of privacy on properties to the north, the maximum height for hotel uses shall be 33 metres (108 feet). The floor plate for hotel uses between 24 metres (79 feet) and 33 metres (108 feet) shall be stepped back in the following manner: 1) The sideyard requirement of 5 metres (16 feet) from the north property line shall be the required setback for the first three storeys (approx. 10 metres/33 feet); 2) Above three storeys, the floor plate shall be stepped back 12 metres (39 feet) from the north property line; 3) and above six storeys (approx. 20 metres/66 feet) the floor plate shall be stepped back 20 metres (66 feet) from the north property line.
16	RM-4	Local Commercial	No implementation action is required at this time for this site designated RM-4. The existing designation is acknowledged for now. A transition policy is recommended to accommodate the redesignation over time to DC for local commercial uses with the exception of automotive services, billiard parlours, child care centres, entertainment establishments, liquor stores, medical clinics.	Development Guidelines a - d as in Site 8 above with the addition of: e) Side Yard Buffer The five metre (5) side yard landscaped setback abutting residential districts is not required because all these lots are expected to be redesignated to commercial over time.

3.0 TRANSPORTATION

3.1 Context

Albert Park/Radisson Heights is bordered in the north, east and south respectively by Memorial Drive, 36 Street and 17 Avenue, which are expressways or major standard roadways designed to accommodate regional access to the Downtown as well as to employment, shopping and residential areas in east Calgary. Barlow Trail on the west side of the community, is a 4-lane roadway providing access to the Max Bell Arena and the local street system in Albert Park/Radisson Heights (11 Avenue S., 12 Avenue S., 15 Avenue S.).

In general, although the above-noted boundary roads are providing good local access to homes and businesses in Albert Park/Radisson Heights, they are not functioning effectively as through traffic routes. For example, 36 Street E. on the east edge of the community, presently operates as a 4-lane divided roadway between Memorial Drive and 8 Avenue S. but narrows to 2 traffic lanes with on street parking between 8 Avenue and 16 Avenue causing a severe bottleneck, thereby encouraging the use of some community streets (e.g. 28 Street) for through traffic. On the west edge of the community, the absence of a continuous major road connection on Barlow Trail between Memorial Drive and 17 Avenue S. causes through traffic to be funnelled directly onto the local community street system on 15 Avenue S. and 28 Street E. In addition, 11 and 12 Avenues S.E. function as an east/west shortcutting traffic route. The streets with this shortcutting problem are shown on Map 7.

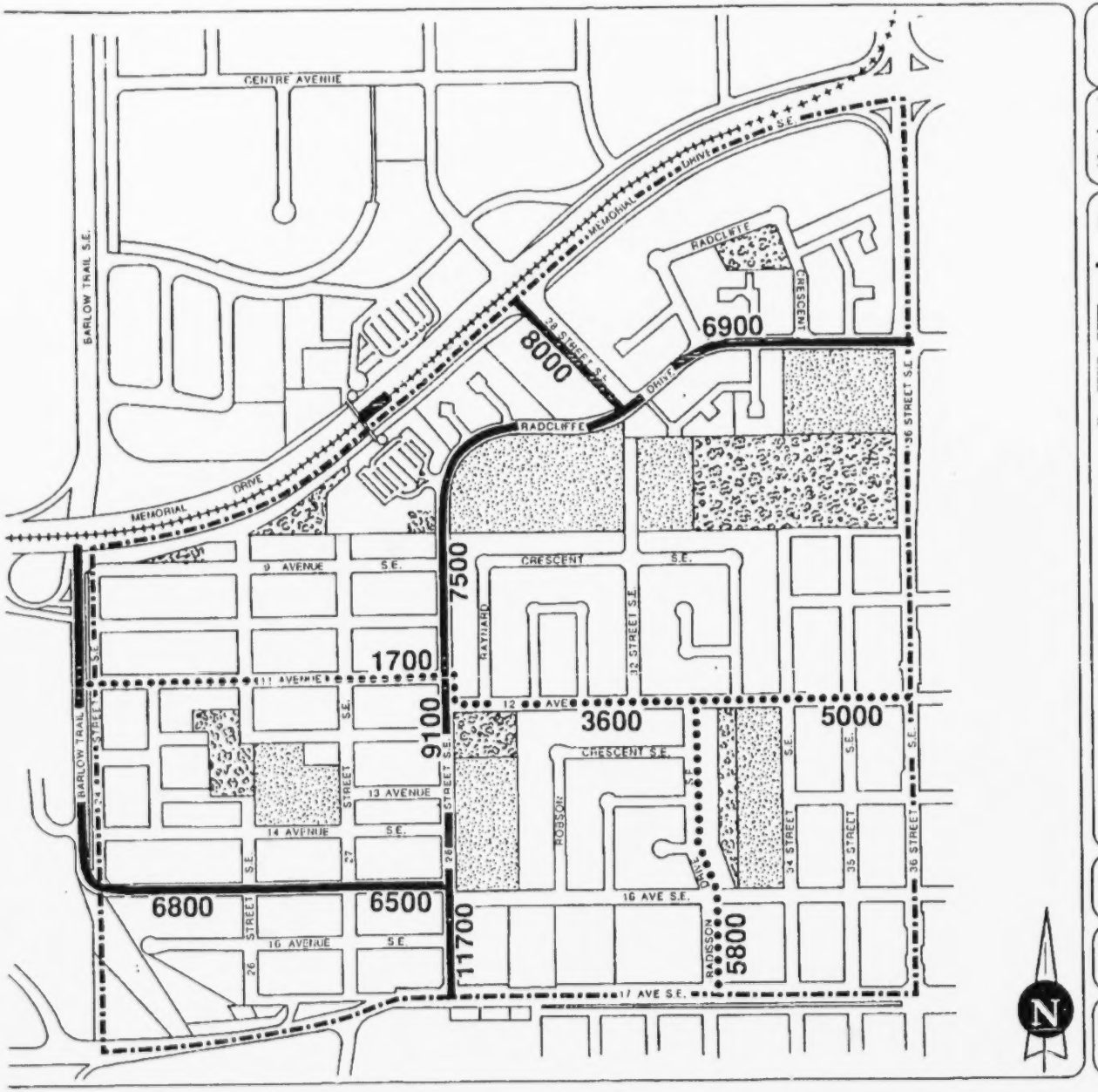
The extent of non-local traffic on these streets is shown on the accompanying chart.

Road	Status	Environmental Guidelines (VTD)*	Total Daily Volumes (1986)	Estimated Non-Local Trips (VTD)*
28 Street	Primary collector	**5,000-10,000	**8,000-11,700	2,000
15 Avenue	Collector	**1,000-5,000	6,800	2,000
11/12 Avenues	Collector	**1,000-5,000	**1,700-5,000	**500-1,000

* VTD Vehicle Trips Per Day.

** A range of volumes.

- Specific Transportation Concerns
  - The carriageway on the 2700 block of 11 Avenue S.E. is only 9.8 metres (32 feet) wide as compared to 11 metres (36 feet) for other streets in the community. The present road allowing 2-way traffic and parking on both sides, creates a traffic flow and safety problem. This problem is worsened by 11 Avenue functioning as a bus route. This transit route was requested by the community and supported by the Transportation Department. (Site 19, Map 9)
  - The residential area on 34 and 35 Streets between 16 and 17 Avenues S.E. is susceptible to noise, overspill parking and other impacts from the commercial uses on 17 Avenue, primarily the 17 Avenue Inn.
  - Although the community has a bikeway/pathway system, it is discontinuous and not fully signed. (Site 18, Map 9)



ALBERT PARK/ RADISSON HEIGHTS

MAP 7

TITLE:

TRAFFIC SHORTCUTTING ROUTE

LEGEND

- STUDY AREA BOUNDARY
- OPEN SPACE
- SCHOOL
- PRIMARY SHORTCUT ROUTE
- SECONDARY SHORTCUT ROUTE
- 9100 VEHICLE TRIPS PER DAY (1986) TRAFFIC VOLUMES

DATE:

MAY 1989

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 1/4 mile
0 400 meters

3.2 Objectives

1. To discourage non-local traffic from using internal community streets for shortcutting by:

   - improving the capacity of roads on the edge of the community; and

   - considering traffic reduction measures for interior streets of the community as required.

2. To reduce the impact of commercial traffic on the adjoining residential areas.

3. To provide a connection for cyclists to the Franklin LRT Station.

3.3 Policy

1. Peripheral roads (36 Street S.E., Barlow Trail and 17 Avenue S.E.) should be upgraded as required to accommodate the demands of through traffic.
2. Modification to roads in the interior part of the community (28 Street, 15 Avenue and 11/12 Avenues) should be undertaken on a trial basis to reduce traffic shortcutting through the community.
3. Measures should be taken on the 2700 Block of 11 Avenue to improve traffic flow and increase safety.
4. Measures should be undertaken to reduce the impacts of commercial traffic on residential land use in the area of 34 and 35 Streets between 16 and 17 Avenues S.E.
5. Expand the cycle route system in the community to provide a connection to the Franklin LRT Station.
6. The roads in the community should retain their existing designations in accordance with By-law 3M82, as amended by By-law 64M84, the City of Calgary Transportation System By-law, as follows:

   Expressways

   - Memorial Drive

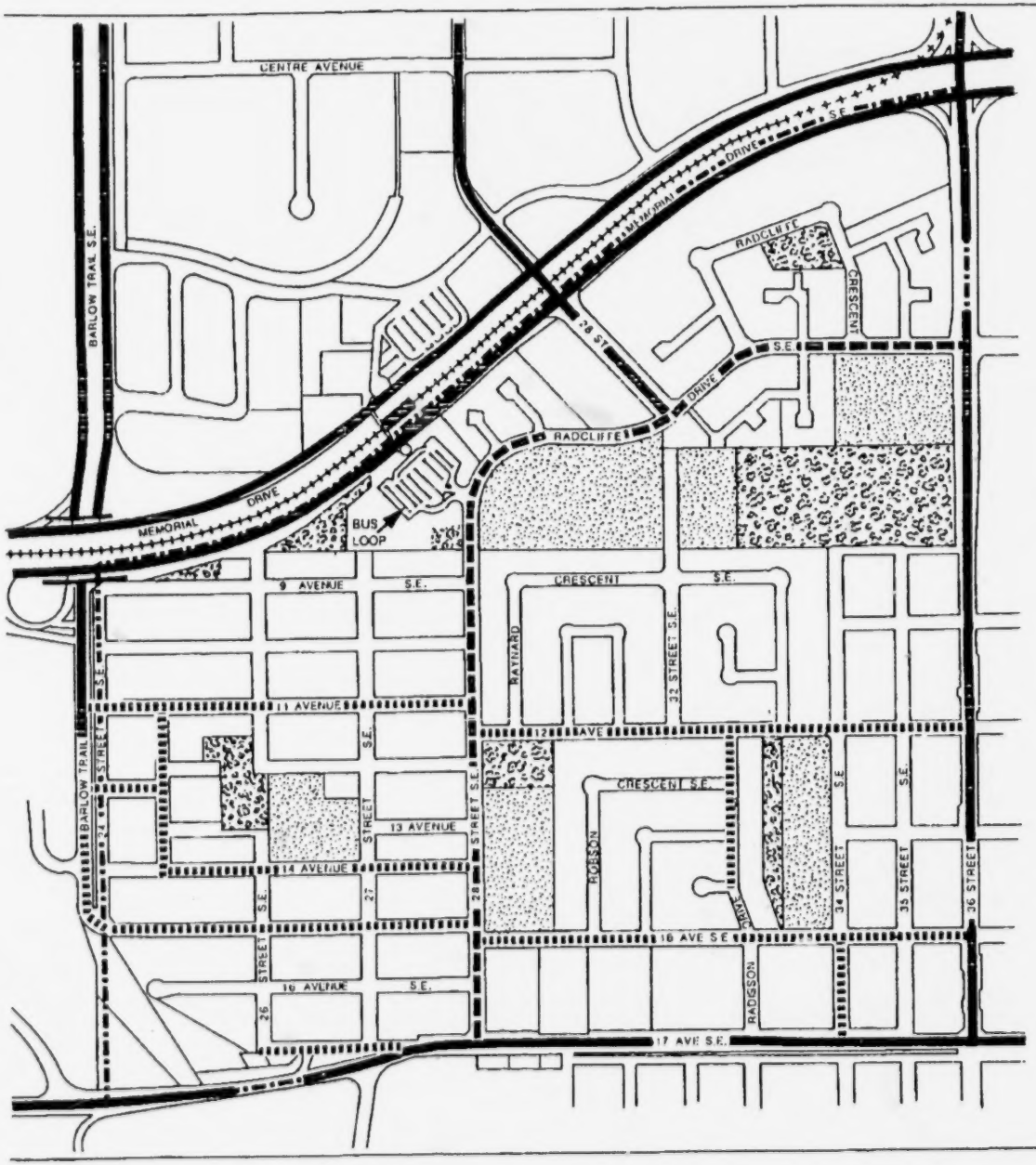
   Major Roads

   - 36 Street S.E.
   - 17 Avenue S.E.
   - Barlow Trail S.E. between Memorial Drive and 12 Avenue
   - 28 Street S.E. between Memorial Drive and Radcliffe Drive S.E.

7. With the exception of those roads noted below as collector roads, all other roads in the community are local roads:

   Collector Roads

   - 11 Avenue S.E.
   - 12 Avenue S.E.
   - 14 Avenue S.E.
   - 15 Avenue S.E.
   - 16 Avenue S.E.
   - 28 Street S.E.
   - "Old" 17 Avenue S.E. between 26 and 27 Streets
   - 25 Street S.E. between 11 and 14 Avenues
   - Radcliffe Drive S.E.
   - Barlow Trail S.E. between 12 and 15 Avenues
   - Radisson Drive S.E. between 12 and 17 Avenues
   - 34 Street S.E. between 16 and 17 Avenues



ALBERT PARK/ RADISSON HEIGHTS

MAP 8

TITLE:

TRANSPORTATION SYSTEM

LEGEND

- STUDY AREA BOUNDARY
- OPEN SPACE
- SCHOOL
- LRT ALIGNMENT & STATION
- FREEWAY/ EXPRESSWAY
- MAJOR ROAD
- PRIMARY COLLECTOR
- COLLECTOR

DATE:

MAY 1989

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 1/4 mile
0 400 meters

3.4 Implementation

To implement the transportation policy at the following locations, the following actions as shown on Map 9 are required:

SITE	ACTION REQUIRED
17	Lane reduction on Barlow Trail

Long Term

The need for and possible timing of an extension of Barlow Trail southward from Memorial Drive to 17 Avenue S.E. and/or beyond will be reviewed in the Northeast/East Sector Transportation Network Study. Until this review is completed, a lane reduction device will be implemented on a trial basis on Barlow Trail S.E., south of the access to Max Bell Arena.

Short Term

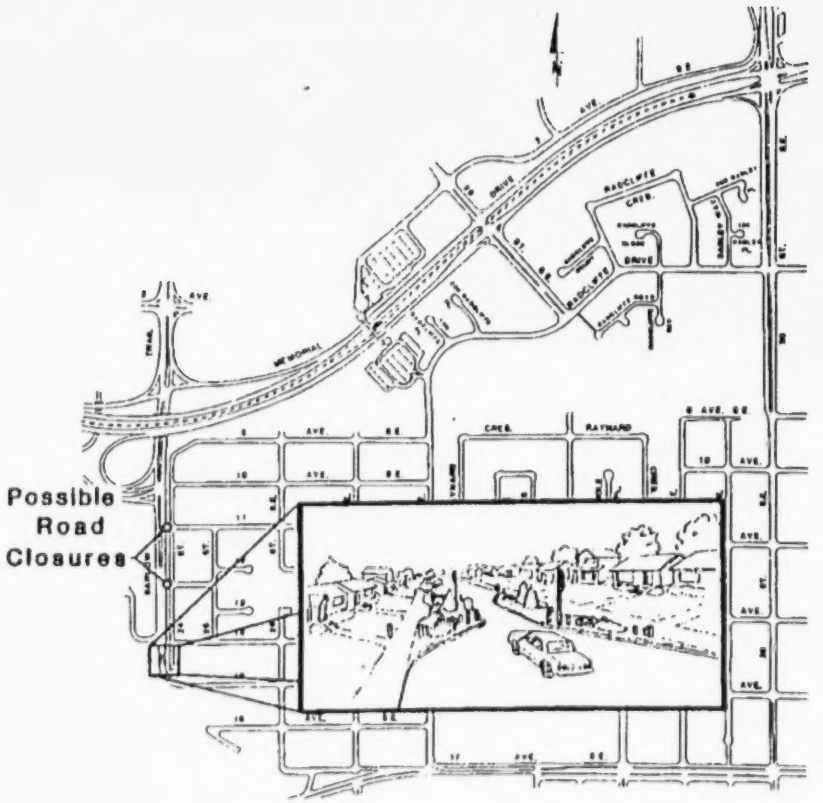
The proposed lane reduction involves narrowing the width of Barlow Trail to create a short, one lane section of road. This is shown conceptually in Figure 1. The right-of-way between conflicting northbound and southbound traffic would be controlled by a traffic signal. Closure of the access points to Barlow Trail at 11 Avenue S.E. and 12 Avenue S.E. may be required to prevent shortcutting traffic from using other streets to avoid this measure.

18 Bikeways/Pathways

It is proposed that 26 Street S.E. between the lane (north of 9 Avenue S.) and 10 Avenue S. be designated as an on-street bikeway and provided with the standard signage, which would then connect the existing pathway and bikeways both inside and outside the community.

Figure 1 - LANE REDUCTION

LANE REDUCTION BARLOW TRAIL



SITE	ACTION REQUIRED
19	Parking restrictions on the south side of the 2700 Block on 11 Avenue S.E. This proposal would remove the parking on the south side in this block for a trial period to increase safety for pedestrians and vehicle owners.
20	Lane reduction on 28 Street S.E. This proposal would narrow the width of 28 Street to one lane at the intersection of 13 Avenue and 28 Street E. as shown conceptually in Figure 1. Northbound and southbound traffic on 28 Street E. would be controlled by a traffic signal. The closure of 27 Street in the vicinity of 13 Avenue may be required to prevent shortcutting traffic from by-passing the restriction on 28 Street. In view of the experimental nature of the lane reduction as a device to reduce shortcutting traffic, it is recommended that only the Barlow Trail location (Site 16) be implemented at this time. If the Barlow Trail device proves to be successful as a traffic reduction measure and is supported by residents, an additional device on 28 Street S.E. could be installed following the trial period.

SITE	ACTION REQUIRED
21	36 Street S.E. and 17 Avenue S.E. Improvements

36 Street S.E. between 8 and 17 Avenue S.E. will maintain its status as a four-lane divided road and continue to be evaluated for implementation in the Transportation Improvements Priority Study (T.I.P.S.). study or the Engineering Department' s capital budget deliberations. The purchase by the City of Calgary of the 5.2 metre (17 feet) setback on each side of 36 Street S.E. between 8 Avenue and 16 Avenue will be required for the construction of this four lane divided road. On a short term basis the following improvements are recommended:

- elimination of on-street parking during peak hours (from 0700 to 0830 and from 1530 to 1800 Monday to Friday) to permit 4 lanes of traffic operation during the period;

- re-alignment of the intersection at 36 Street and 8 Avenue S.E. to allow a proper transition between the 4 lane divided section of 36 Street S.E. north of 8 Avenue and the undivided section of roadway to the south;

- adjustments to traffic signal timing on 36 Street S.E. and 17 Avenue S.E. will be implemented to improve traffic operations on these travel routes and discourage the use of internal community roads by shortcutting traffic.

ALBERT PARK/ RADISSON HEIGHTS

MAP 9

TITLE:

SITES REQUIRING TRANSPORTATION IMPROVEMENTS

LEGEND

- STUDY AREA BOUNDARY
- OPEN SPACE
- SCHOOL
- (17) LANE REDUCTION (BARLOW TRAIL)
- (18) BIKE PATH
- (19) (21) PARKING RESTRICTIONS
- (20) LANE REDUCTION (28 STREET)

Approved: 15P88
Amended: 18P91, 17P92

DATE: **17P92**

THE CITY OF CALGARY

0 1/4 mile
0 400 meters

[A new site five was added. Remainder of sites on maps 1,5,6,9 and 10 were renumbered (Bylaw 18P91)]

4.0 OPEN SPACE AND SCHOOL FACILITIES

4.1 Context

Albert Park/Radisson Heights has six local park/open space sites and six school sites which provide recreational and educational facilities for the community. While the amount of open space per person is presently considered above the City's standard, residents, in a Needs and Preference Study (September 1986), identified the lack of quiet passive areas for picnics and relaxing as well as the provision of trees and shrubs in existing parks. There are several specific areas of concern:

- Most of the community parks, while providing grassed open space, older playground furniture and facilities for baseball and tennis, are devoid of trees, shrubs and irrigation systems.

- The Radcliffe Crescent Park open space is grassed and contains a few trees, but does not offer the opportunity for useful park activities to the large neighbouring residential population, because of a lack of park equipment.

- If the David D. Oughton School was declared surplus and disposed of for non-open space purposes, then the distribution of open space in the southeast area of the community would be adversely affected.

4.2 Objectives

1. To provide for the maintenance and improvement of the community open space and recreation facilities through the development of small passive recreation areas in existing parks and the upgrading of existing parks.

2. To ensure that an appropriate level of open space is maintained to meet the needs of the community.

3. To minimize any potential negative impacts on the community, if the David D. Oughton School is closed and declared surplus for educational purposes.

4.3 Policy

4.3.1 Radcliffe Crescent Park (Site 21, Map 10)

This park is considered the first priority for improvements. A plan for this site should be prepared in conjunction with neighbouring residents, and should address the need for a multi-use court, park furniture, an irrigation system and a passive park area.

4.3.2 Upgrading of the Existing Parks

Other community parks in the area should be upgraded with:

- the development of passive recreation areas that include shade trees, tables, benches, and garbage receptacles (this improvement is considered a priority for community parks before other improvements);
- the installation of irrigation systems;
- the possibility of planting of trees and shrubs along the edge of the parks;
- the development of shaled areas for ball diamonds, bleachers, and pathways to facilitate proper park maintenance; and
- that the community association and individual residents or groups, through programs such as Adopt-A-Park, be encouraged to assume some degree of maintenance responsibility for certain appropriate parks.

4.3.3 David D. Oughton School Site (Site 25, Map 10)

1. In order to maintain an adequate distribution of open space in the south-east area of the community, the acquisition of a portion of the David D. Oughton school site and the possible reconfiguration of adjacent City-owned lands should be considered should the school site be declared surplus for school purposes.

2. The Civic Administration should consult with the school boards and affected community members regarding any possible school closures. The City should offer input to the School Board relating to planning policies, population trends and community impact of a possible closure.

3. Should any school be declared surplus in the future, the community, the City Administration and the respective school board should consult each other to examine opportunities for redesigning the entire site for community related activities. Any redesign and renovation of the building should not be of a nature which would preclude the building's return to school use if the child population in the community returns to appropriate levels.

4.4 Implementation

To implement the open space and school policies, the following actions are required in the order of priority. Refer to Map 10 for site locations. It should be noted that timing for park improvements should be in accordance with existing Parks & Recreation budgetary priorities and constraints and shall be reviewed and incorporated with respect to existing A.R.P. implementation procedures.

SITE	LAND USE POLICY	ACTION REQUIRED	PRIORITY
21	Open Space	Park plan for a multi-purpose park should be prepared in consultation with neighbouring residents within one year of approval of the Plan.	FIRST
22-25	Open Space	Passive recreation areas (shaded area, benches, tables and garbage receptacles) are to be constructed in each community park.	• Albert Park (2629 - 12 Avenue S.E.) Site 23 • Community Hall Park (1310 - 28 Street S.E.) Site 24 • Father Lacombe Park (819 - 36 Street S.E.) Site 25 • David D. Oughton Park (3030 - 12 Avenue S.E.) Site 26
25	Open Space and School Site	The City will consider acquiring a portion of the David D. Oughton School site for open space needs, if it is declared surplus. Upon acquisition, any portion of the site acquired with monies from the Reserve Fund, should be registered as reserve land.	

ALBERT PARK/ RADISSON HEIGHTS

MAP 10

TITLE:

OPEN SPACE SITES REQUIRING IMPLEMENTATION ACTION

LEGEND

- STUDY AREA BOUNDARY
- OPEN SPACE
- SCHOOL
- 22 - 26 SITES REQUIRING IMPLEMENTATION BY PRIORITY
- PATHWAY
- BIKEWAY
- PROPOSED BIKEWAY

Approved: 15P88
Amended: 18P91, 17P92

DATE: **17P92**

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 1/4 mile
0 400 meters

[A new site 5 was added. Remainder of sites on maps 1,5,6,9 and 10 were renumbered (Bylaw 18P91)]

5.0 SOCIAL PERSPECTIVES

5.1 Context

As outlined in Section 1.1.3 of the Supporting Information, the community is above the city average in a number of special needs areas:

- single parent households;
- families with children (0-19 years) dependent on public assistance;
- senior citizens receiving income supplements;
- unemployment rates (particularly youth unemployment);
- low income residents; and
- crime rate.

5.2 Objective

To promote community vitality and stability through the provision of services and programs that address social problems.

5.3 Policy

To achieve the above noted objective, the need for several social programs should be examined:

1. The need for day care and more subsidized out-of-school child care programs to serve single parent families;

2. The need for greater senior citizens outreach in the community;

3. The promotion of employment services and programs and in particular those services and programs oriented to youth; and

4. The promotion of crime prevention programs such as Block Watch and the development of organized after-school activities.

5.4 Implementation

To implement the social programs identified in Section 5.3 the following actions are required:

ACTION REQUIRED

1. The Social Services Department should, for a three year trial period, subject to annual budget approval:

   a. Provide the services of a single parent social worker, operating out of the Forest Lawn District Office, serving Albert Park/Radisson Heights and other surrounding communities. This staffing requirement should be reviewed on an annual basis.

   b. Promote out-of-school care and day care programs in the community as part of the duties of the single parent social workers.

   c. Provide through its Senior Outreach Program in the Forest Lawn area, improved information and programs to assist disadvantaged and low income senior citizens in the community.

   d. Provide information and counselling for unemployed youth in the community.

   e. Promote the establishment of programs for youth in the community including recreation programs in conjunction with the Parks & Recreation Department.

   f. Evaluate the above social programs at the completion of the three year period.

2. The Calgary Police Service should assist the Community in maintaining the Block Watch program and establishing other crime prevention programs.

6.0 COMMUNITY IDENTIFICATION PROGRAM

6.1 Context

It is generally recognized that certain parts of the community are in a state of decline due to inappropriate zoning, neglect of local parks and the shortcutting of non-local traffic. As well, there is a general perception that property maintenance in the community has declined.

6.2 Objectives

1. To establish distinctive community attributes.
2. To improve the perception of the community as a desirable place to live.
3. To enhance pride in the community on the part of residents.

6.3 Policy

The Albert Park/Radisson Heights community should, with the assistance of the Planning and Building Department:

- develop a community identification program which would include the assessment of improvements and associated costs (some examples of which are listed in the Supporting Information section [pages 82, 83 and 86]), a schedule for implementation and a public participation program;
- investigate alternative sources of funding for implementing such a program.

6.4 Implementation

The community identification program should be financed, implemented and maintained by the Community Association.